

13,225± SF IN NORTHSIDE SHOPPING CENTER · STATE HWY 63 RETAIL CORRIDOR FREESTANDING BUILDING AVAILABLE FOR SUBLEASE

2135 N. Dinuba Blvd (Hwy 63) · Visalia, CA 93277



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EAST ELEVATION

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AVAILABLE
13,225± SF

DRIVE-THRU

WEST ELEVATION

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Property Description:

The subject location is a former CVS freestanding building of approximately 13,225 square feet and is equipped with a drive-thru window. The subject property is a part of the Northside Shopping Center, anchored by Food 4 Less and DD's Discounts, located at the hard corner signalized intersection of Dinuba Blvd. at Ferguson Ave. The building is available for sublease and immediate occupancy.

Property Highlights: The northeast Visalia retail trade area is full of national retail synergy which includes Target, Vallarta Supermarkets, Ross Dress For Less, T. J. Maxx, In-N-Out, and many others.

Available Space: 13,225± SF freestanding building with drive-thru and 75 parking spaces.

Lease Rate: Please contact agent for more details.

2021 Demographics:

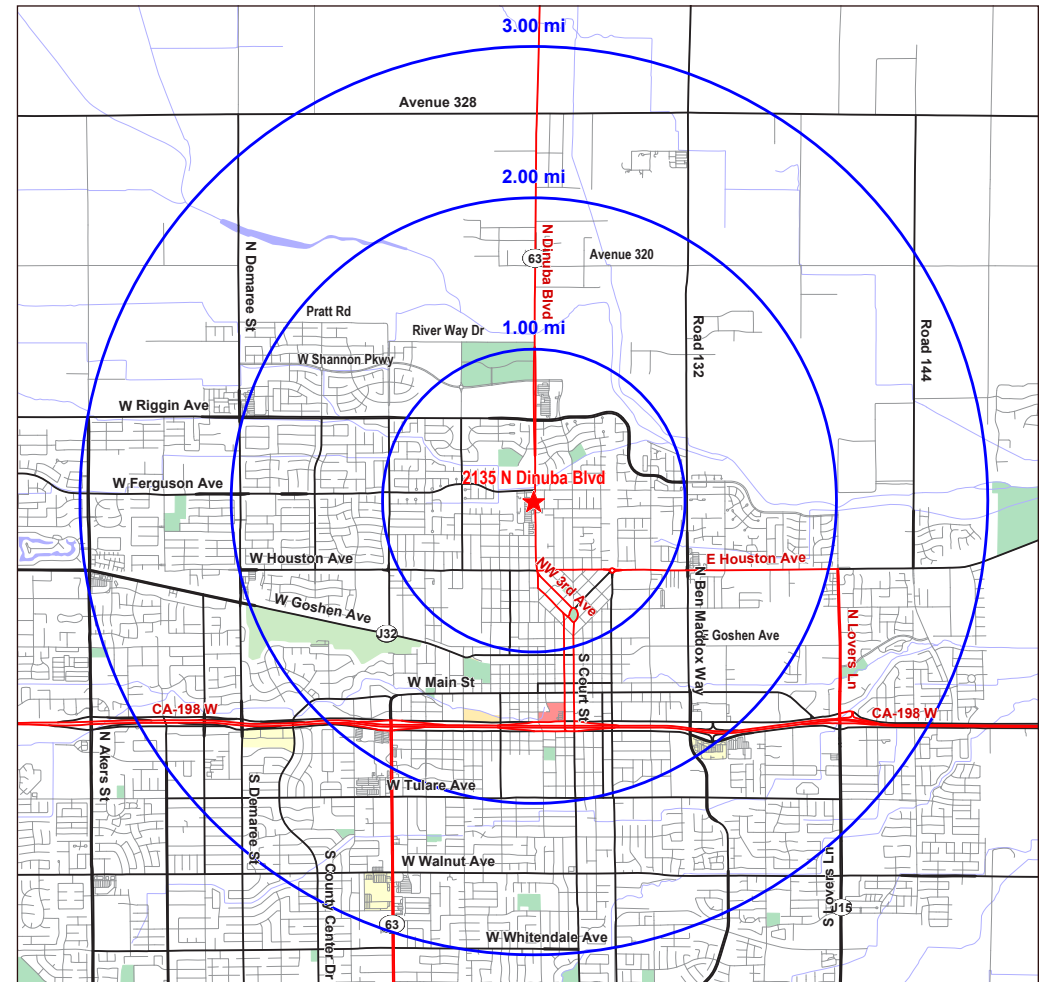
	1 Mile	2 Miles	3 Miles
Total Population:	20,334	47,334	87,076
Total Households:	5,174	13,665	27,481
Avg HH Income:	\$63,301	\$78,828	\$86,381
Total Daytime Pop:	15,723	55,443	102,997

Source: Claritas LLC

2021 Traffic Circulation:

Dinuba Blvd:	26,237 ADT
Ferguson Ave:	13,569 ADT
Prospect Ave	4,328
Total Exposure:	44,134 Avg Daily Traffic

Source: Kalibrate TrafficMetrix



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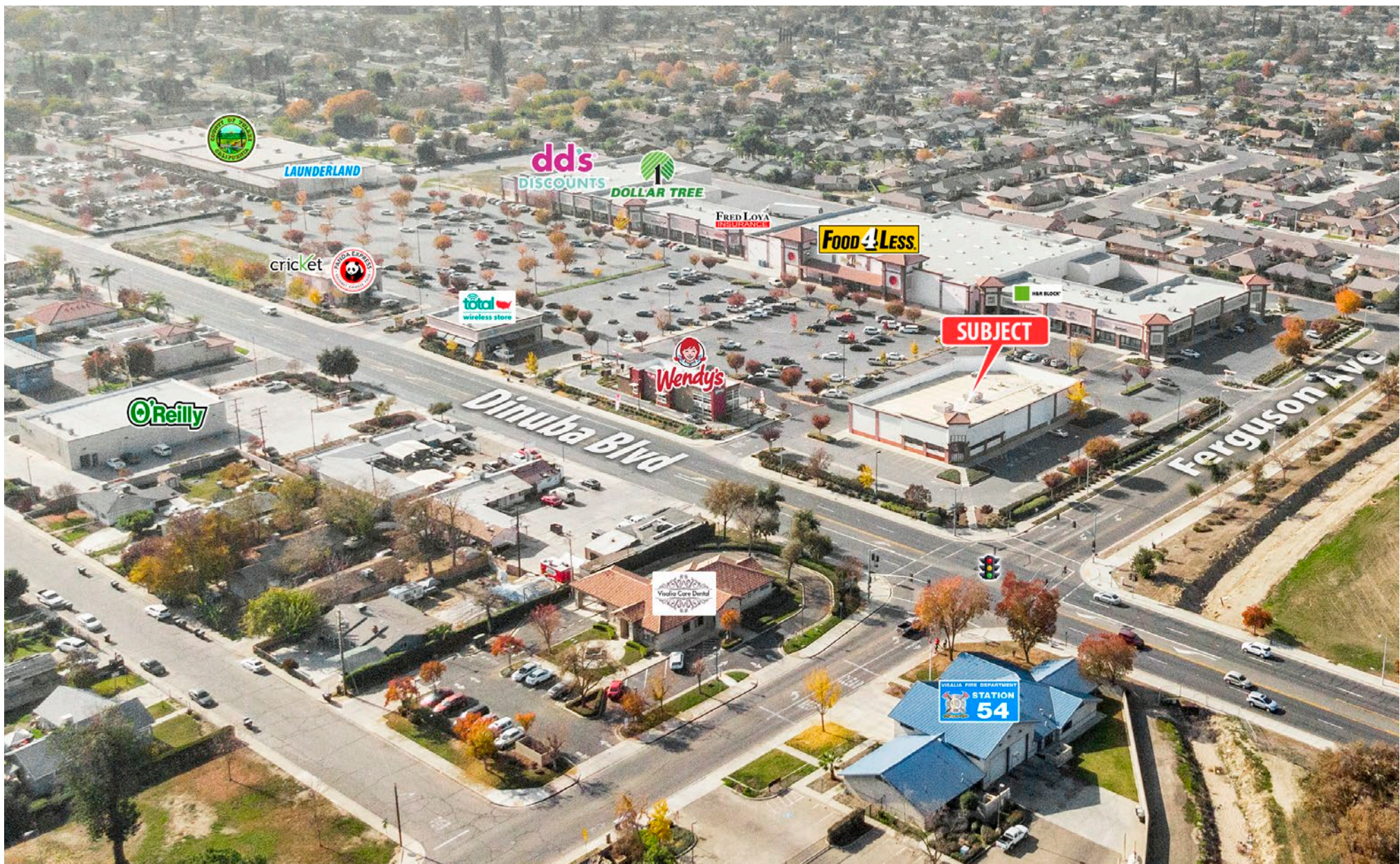
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